

For Application No. _____

OPA Account No. _____

Does the owner of the property seeking exemption own other rental and/or commercial property(ties) in Philadelphia?

☐ Yes ☐ No If "Yes" then please provide the exact address(es) below:

Does the Tenant/or Partnership/or Corporation using the property seeking exemption own other rental and/or commercial property(ties) in Philadelphia?

☐ Yes ☐ No If "Yes" then please provide the exact address(es) below:

New Construction for Residential Properties

CITY COUNCILMANIC ORDINANCE 1456-A, AS AMENDED 3 SECTION 19-1303 (4) OF THE PHILADELPHIA CODE

This program offers an abatement from Real Estate Taxes for newly constructed properties where 50% or more of the assessable square footage is for residential use. Available for single family homes, duplexes, apartments, condos, and mixed use buildings. This does not include hotels or visitor accommodations.

Use the guidelines below when applying for this abatement

Who Applies? Property owners/developers that are building the residence. Purchasers of newly-constructed homes are not the applicant.

When to Apply? Within sixty (60) days of the date the building permit is issued.

What Properties are Eligible? A newly constructed dwelling unit in a single house, duplex, triplex, townhouse, row house, multi-family building (including condominiums and cooperative units), or mixed use buildings where 50% or more of the assessable square footage is for residential use. Not available for hotels or visitor accommodations.

What Improvements Qualify? Improvements made under a City-issued building permit that affect the assessed value of a property. Not all improvements will change the value of a property as determined by Office of Property Assessment Evaluators.

When Does the Abatement Start? The first month after the title date OR the first month after the project is completed and a certificate of occupancy is issued by Licenses & Inspections; whichever is later. **Once the start and end date is determined; it will not change.**

How Long Does the Abatement Last? The abatement term is ten years, but the abated portion of the building value declines 10% each year as outlined in the chart on Page 4.

During the abatement period, Real Estate Tax bills may change due to changes in tax rates, changes in assessed value, and the declining abatement schedule.

Please Remember:

- ***Check the box for the DECLINING Ord. 1456-A, as amended.***
- *Submit a separate applicaiton for each real estate parcel and/or for each individual end use*
- Use the official address as assigned by the Office of Property Assessment.
- Attach the construction/building permit(s) to the application.
- If the property will be further subdivided or consolidated and an address notice has been issued by OPA, please provide a copy.
- Include a mailing address, if different than the project address.
- You must be in good standing for all payments due to the City at all times.
- You must file your application on time.
- After your application has been approved, the signed owner's certificate must be submitted to have the abatement implemented.

Return Completed Applications to:

City of Philadelphia – Office of Property
Assessment Abatement Unit
The Curtis Center – 3rd Floor West
601 Walnut Street
Philadelphia, PA 19106
OR via email to abatements@phila.gov

DECLINING ABATEMENT CHART

<u>YEAR*</u>	<u>ABATED BUILDING PERCENTAGE</u>	<u>TAXABLE BUILDING PERCENTAGE</u>
1	100%	0%
2	90%	10%
3	80%	20%
4	70%	30%
5	60%	40%
6	50%	50%
7	40%	60%
8	30%	70%
9	20%	80%
10	10%	90%

***Year 1 does not refer to calendar year. It refers to the first twelve months of the abatement. If the abatement starts on 3/1/2024; Year 1 would refer to March 2024 through February 2025.**